



345 Lake Michigan Dr.  
Grand Rapids, Michigan 49534

### Property Highlights

- High profile retail facility for sale
- Excellent frontage on M-45 just west of Standale
- Excellent showroom and service facility operation
- Clear Span building
- Excellent condition
- Rare standalone facility on busy M-45
- Multiple drive-in doors
- Available for immediate occupancy



For More Information

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# Property Overview

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## Property Overview

The property located at 345 Lake Michigan Dr has been used by Hall's Sport Center for years as a boat retailer / service facility. Due to Hall's continued expansion this facility is coming available in early 2024. The property features floor to ceiling windows as well as clear span construction, and a well lit interior showroom. There is an excellent parts warehouse and retail marine store as well as five service bays in the rear of the building. The facility is serviced with a total of 8 overhead doors offering excellent access. The property can be re-tasked for a wide variety of uses and businesses and will not last long.

**NOTE: This property will be deed restricted against boat sales and service.**

## Property Information

<b>Location:</b>	I-196 to Lake Michigan Dr exit. West on Lake Michigan Dr to the property on the North side of the road.
<b>Total Building Size:</b>	16,000 SF
<b>Year Built:</b>	Effective age 18 years
<b>Year Renovated:</b>	Unknown
<b>Acreage:</b>	1.78 Acres
<b>Construction:</b>	Pre-Engineered Steel
<b>Roof:</b>	Standing Seam Metal
<b>Eave Height:</b>	16'
<b>Signage:</b>	Ample
<b>Parking:</b>	Ample on-site parking
<b>Security System:</b>	No
<b>Zoning:</b>	General Commercial - C-2

## Utilities

<b>Electric:</b>	Consumers Energy
<b>Telephone:</b>	Choice
<b>Natural Gas:</b>	DTE Energy
<b>Sanitary Sewer:</b>	City of Grand Rapids
<b>Storm Sewer:</b>	City of Grand Rapids
<b>Water:</b>	City of Grand Rapids



# Sale Overview

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## Sale Information

<b>Price:</b>	\$1,995,000.00
<b>Per SF:</b>	\$124.69
<b>Municipality:</b>	Tallmadge Township
<b>PPN:</b>	70-10-24-400-082
<b>SEV (2024):</b>	\$698,800.00
<b>Taxable Value (2024):</b>	\$311,729.00
<b>Summer Taxes (2023):</b>	\$12,430.49
<b>Winter Taxes (2023):</b>	\$1,288.19
<b>Total Taxes (2023):</b>	\$13,718.68

## Legal Description

PART OF SE 1/4 COM 331.21 FT E & 330 FT N OF S 1/4 COR, TH N 50 FT, E 100 FT S 50 FT, TH W 100 FT TO BEG, ALSO W 175 FT OF S 330 FT OF E 3/4 OF W 1/2 OF SE 1/4, ALSO S 225 FT OF E 66 FT OF W 1/4 OF W 1/2 OF SE 1/4. SEC 24 T7N R13W



# Building Overview

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## Showroom / Maintenance Information

<b>Showroom:</b>	11,500 SF
<b>Maintenance Area:</b>	4,000 SF
<b>Floors:</b>	One - Concrete
<b>Air Conditioning:</b>	Showroom - Yes Maintenance Area - No
<b>HVAC:</b>	Gas / Forced Air
<b>Ceiling Height:</b>	16'
<b>Sprinklered:</b>	No
<b>Lighting:</b>	LED
<b>Electric Service:</b>	250 Amp, 480 Volt, 3 Phase
<b>Column Spacing:</b>	Clear Span
<b>Grade Level Doors:</b>	8
<b>Loading Docks:</b>	0
<b>Rail Siding:</b>	No
<b>Floor Drains:</b>	Yes
<b>Compressed Air:</b>	Yes
<b>Cranes:</b>	No
<b>Shop Office:</b>	No
<b>Shop Lunch Room:</b>	No
<b>Shop Restroom:</b>	Yes

## Office Information

<b>Office SF:</b>	500 SF
<b>Floors:</b>	One - Concrete
<b>HVAC:</b>	Gas / Forced Air
<b>Air Conditioning:</b>	Yes
<b>Sprinklered:</b>	No
<b>Ceiling Height:</b>	16'
<b>Lighting:</b>	LED
<b>Communication Equipment:</b>	No
<b>Private Offices:</b>	Yes
<b>Conference Room:</b>	Yes
<b>Lunch Room:</b>	No
<b>Restrooms:</b>	Yes
<b>Kitchen/Break Room:</b>	No



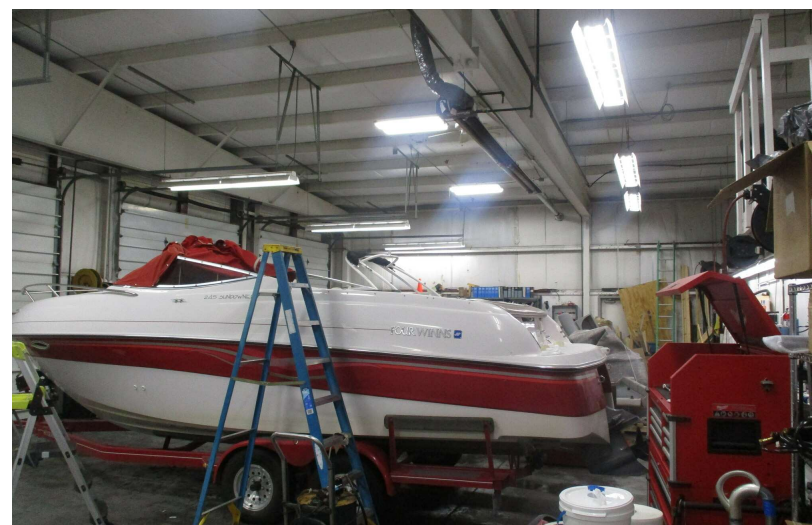
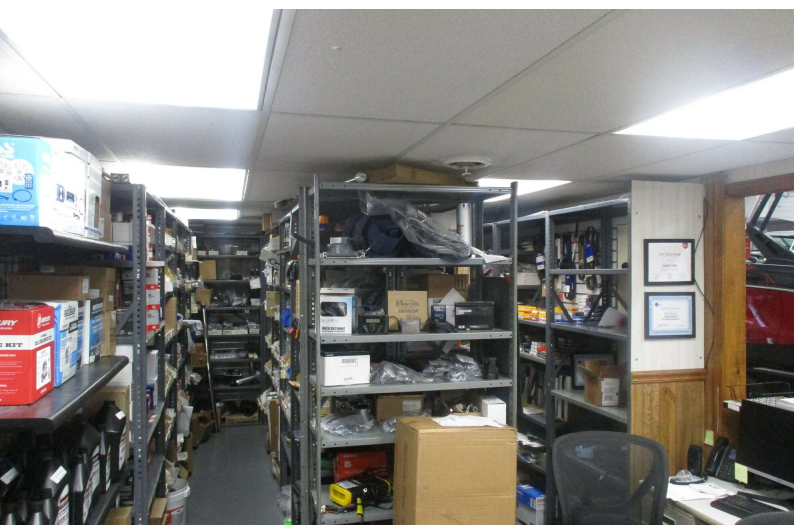
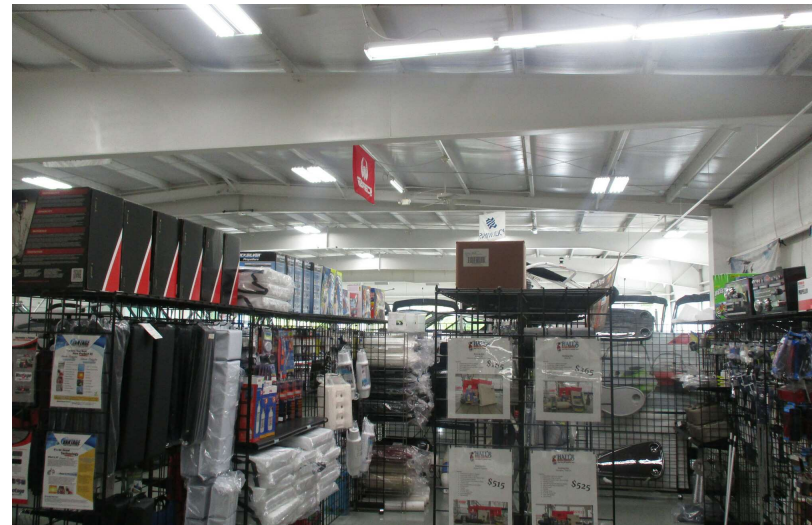
# Additional Photos

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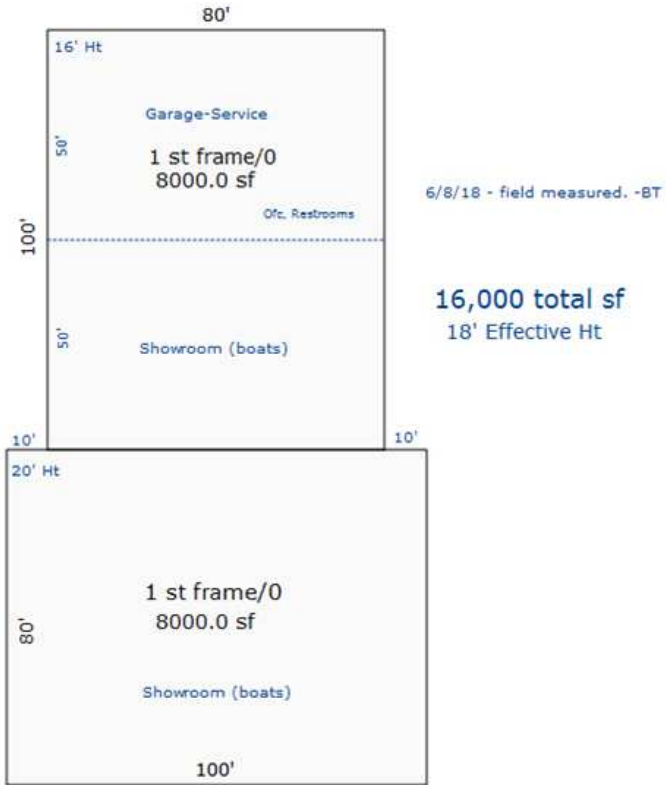
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# Floor Plans

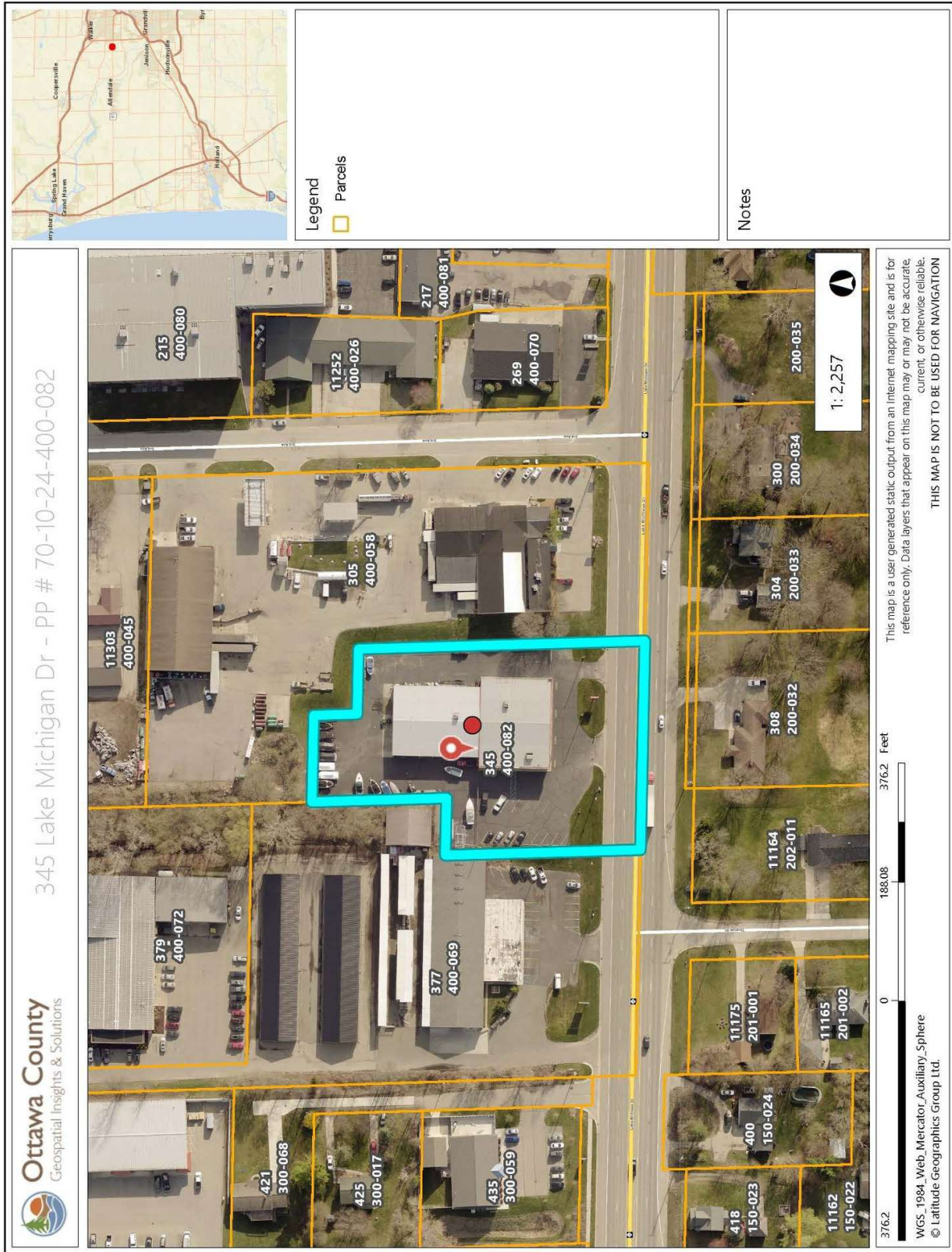
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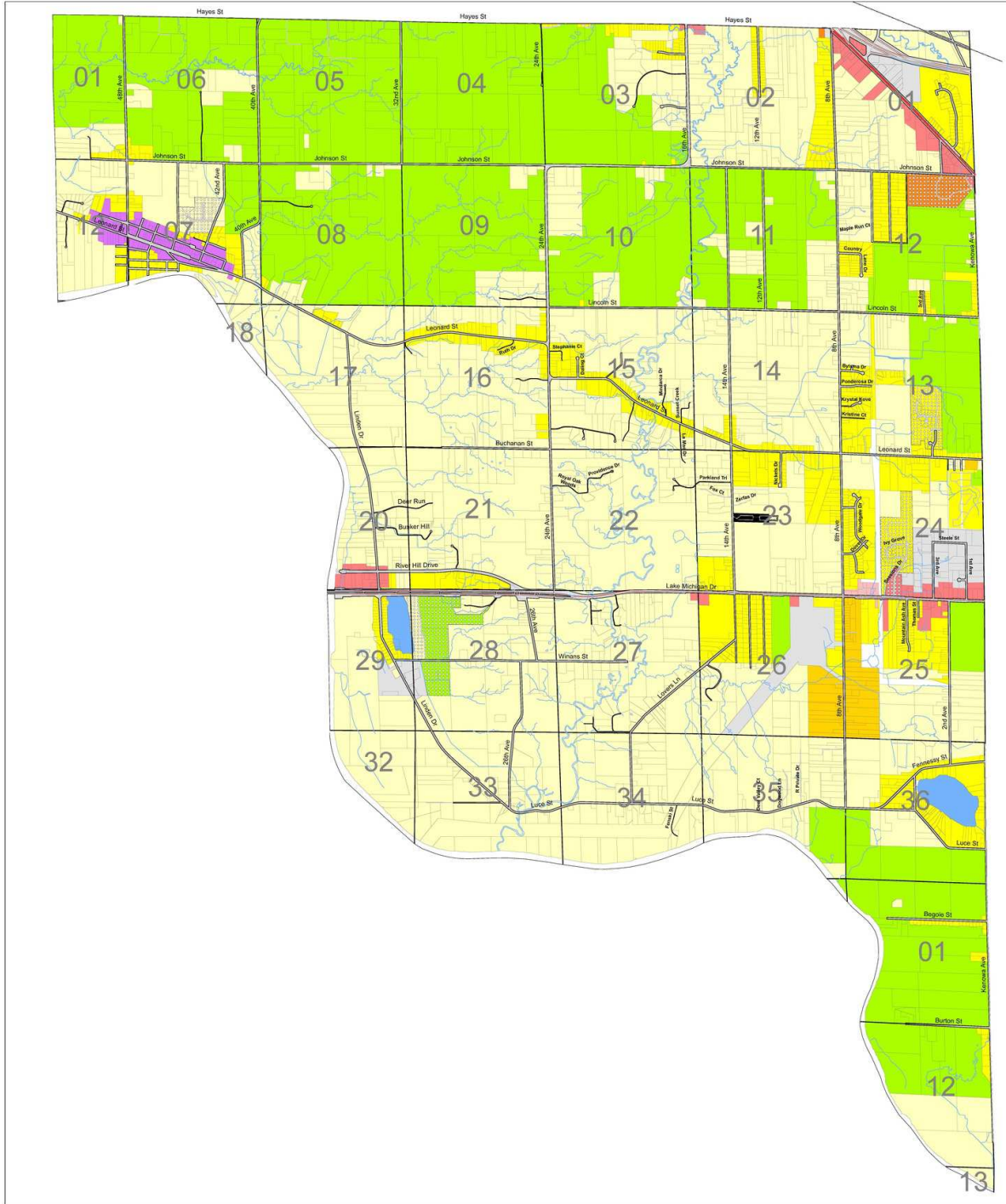


Sketch by Apex Sketch

# Parcel

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## Tallmadge Township Zoning Map

T6N - R13W, T7N - R13W, & T7N - 14W



Legend	
	Parcel
	Lake
	Agricultural (A)
	Clustered Residential (PUD C)
	Rural Presence (RP)
	Single-Family Residential (R-1)
	Planned Unit Development (PUD)
	Medium Density Residential (R-2)
	Multi-Family Residential (R-3)
	Multi-Family PUD (R-3 PUD)
	Mobile Home District (R-4)
	Industrial (I-1)
	Commercial Service (C-1)
	General Commercial (C-2)
	C-2 PUD
	Village of Lamont

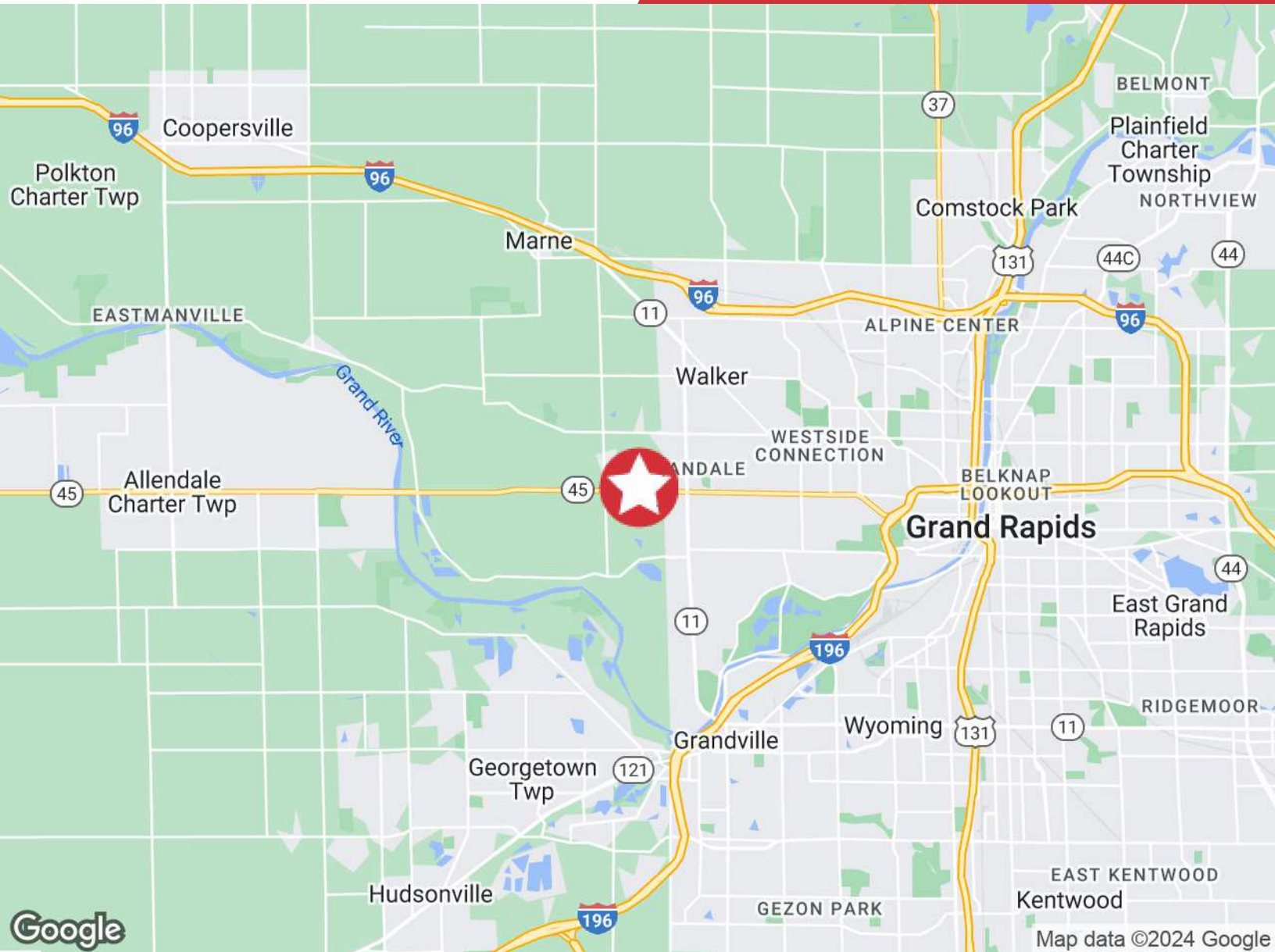


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# Location Map

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## Proximity

M-45	Frontage on M-45
I-196	4.25 Miles
US-131	5.99 Miles
I-96	9.83 Miles
M-6	9.95 Miles
Enter Text Here	19.07 Miles

# Retailer Map

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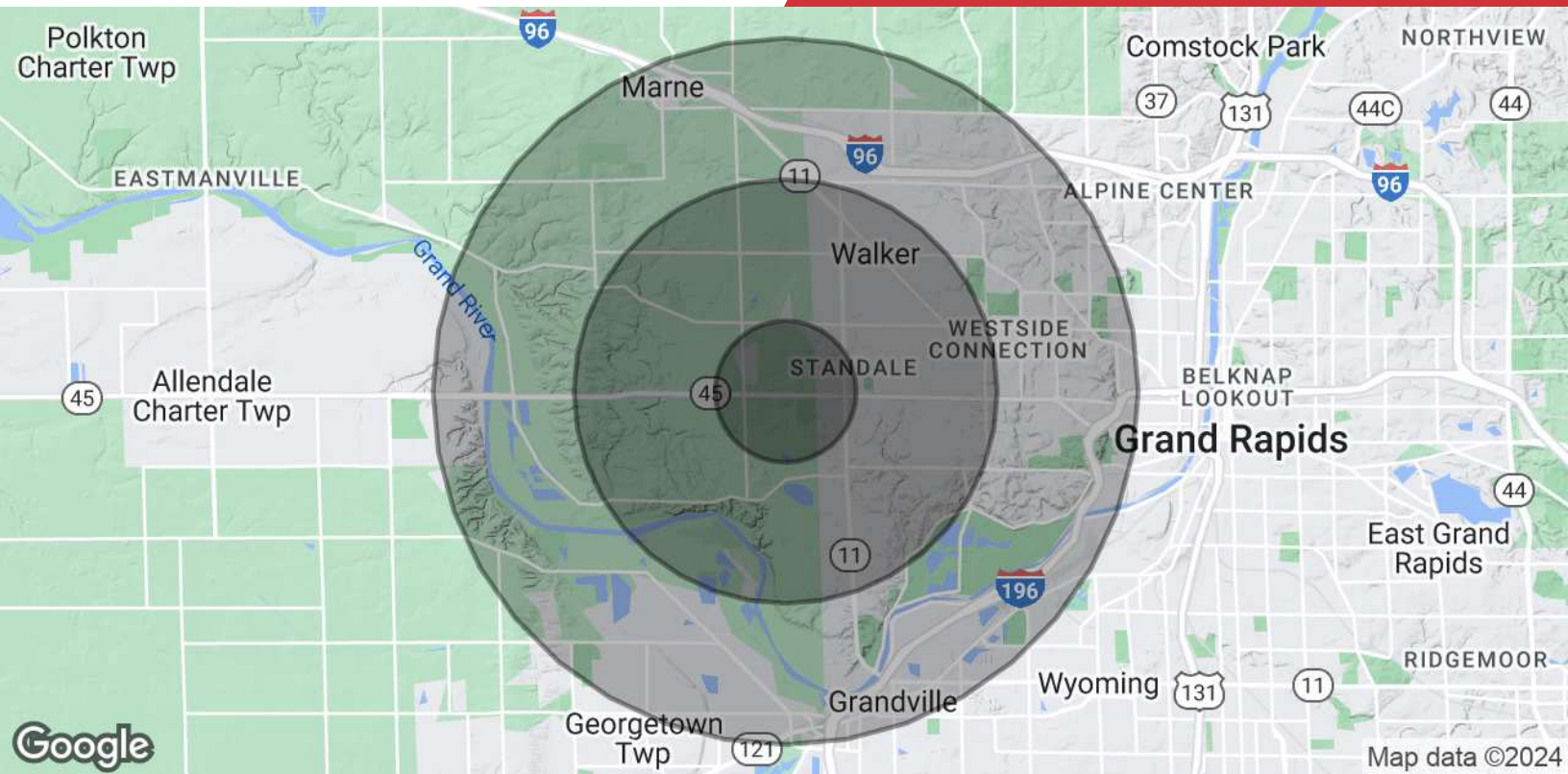


TRAFFIC COUNT	
Traffic Count	(2022) 27,245
Traffic Count Street	M-45 Just West Of Wilson

Map data ©2023 Imagery ©2023 Airbus, CNES / Airbus, Kent County, Maxar Technologies, USDA/FPAC/GEO

# Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	3,303	22,234	74,693
<b>Average Age</b>	36.4	40.9	37.8
<b>Average Age (Male)</b>	34.8	39.6	36.3
<b>Average Age (Female)</b>	39.7	41.5	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	1,231	9,464	29,621
<b># of Persons per HH</b>	2.7	2.3	2.5
<b>Average HH Income</b>	\$82,912	\$77,807	\$75,679
<b>Average House Value</b>	\$178,506	\$198,550	\$184,831

\* Demographic data derived from 2020 ACS - US Census



# West Michigan Overview

## West Michigan Advantage

West Michigan is a growing region of more than 1.5 million people and is located between Detroit and Chicago. More than 130 international companies are located in West Michigan as well as four of Forbes Largest Private Companies. The businesses and community leaders have set in motion an unprecedented level of growth and investment throughout the region that has made West Michigan a destination for business success. West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods, boutique shopping areas, and tree-lined streets - all combined in a virtual playground of arts, culture and natural beauty.

## Quality Of Life

West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods.

## Grand Rapids Ranking

- #1 Fastest Growing US Economy  
-HeadlightData
- #19 Best Cities in the US  
- USNews
- #3 Big Cities with the Healthiest Markets  
-SmartAsset
- #4 Housing Markets to Watch 2017  
- Trulia
- #5 Best Large Cities to Start a Business  
- WalletHub

### Entertainment

More than 1.5 million people take advantage of sporting events and live performances every year. West Michigan offers a variety of landscapes which allows for a greater sense of adventure. Lake Michigan has 18 world-class beaches and 288 miles of bike trails.

### Skilled Workforce

Out of the 1.5 million residents that live in West Michigan, half are under the age of 35. This is a great opportunity for both employers and college graduates. With the high supply of skilled workers and high demand for jobs, it is easy to understand why the region is a destination for business success.

### Arts & Culture

West Michigan is known for their arts and culture. Aside from many museums, the city hosts ArtPrize— a unique, open art competition that gives away the world's largest art prize. Other, attractions include Frederik Meijer Gardens, Grand Rapids Ballet, Civic Theatre, and Symphony.